

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 50
Interior Floo	11 CLAY TILE 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Class	00 N/A 100
Units	0 100
Quality	08 FAIR
DOR CODE	0200 MOBILE HOME
MAP NUM	4 MKT AREA 10
NEIGHBORHOOD/LOC	999.00 1.25/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,400 100 1993 1,400 50,495
FSP	64 60 1993 38 1,370
FST	48 65 1993 31 1,118
UOP	240 25 1993 60 2,164
UOP	20 25 2013 5 180
UOP	416 25 2013 104 3,751
TOTALS	2,188 1,638 59,079

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100% - 0		90.17	147,698	1986	1986	0	0	60.00	40.00

Heated Area: 1400 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			59,079
TOTAL MARKET OB/XF VALUE			19,162
TOTAL LAND VALUE - MARKET			66,000
TOTAL MARKET VALUE			144,241
SOH/AGL Deduction			94,058
ASSESSED VALUE			50,183
TOTAL EXEMPTION VALUE	HX HB		25,183
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			144,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,538
5 YR PRCL CK, PU NEW TRAV.			
CHG RCVR, QUAL, PU XFOB LN 12, DEL XFOB LN 13			
5 YR PRCL CH, PU CORR TRAV, PU FNDN & FRME,			
XFOB LN 5-12, NEW TRAV, CHG EXW & FLOOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013375	MECH	0	06/10/2013
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1370/0568	7/29/2024	QC U	I 11
GRANTOR: PHENIS GREGORY E			
GRANTEE: PHENIS GREGORY E			
1370/0566	2/26/1981	WD U	I 11
GRANTOR: HARVEY CHARLES B			
GRANTEE: PHENIS GREGORY E			
BUILDING NOTES			
BUILDING DIMENSIONS			
UOP=[YR=2013] W28 UOP=[YR=1993] W20 S12 E20 N12\$ S12			
BAS=[YR=1993] W30 S28 E50 N4 FST=[YR=1993] E8 N6 W8 S6\$ N6			
FSP=[YR=1993] E8 N8 W8 S8\$ N18 W20\$ E20 S10 E8 N4			
UOP=[YR=2013] E4 N5 W4 S5\$ N18\$.			

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0620	WOOD UTL B	0	100	26	20	520.00	SF	6.00	6.00	100	1987	1987	3	20	624	
2	0940	OPEN SHED	0	100	20	18	360.00	SF	4.00	4.00	100	1987	1987	3	20	288	
3	0220	POOL VINYL	0	100	16	32	512.00	SF	60.00	60.00	100	1988	1988	3	40	12,288	
4	0211	CONCRETE W	0	100	0	0	576.00	SF	6.00	6.00	100	1988	1988	3	20	691	
5	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1986	1986	3	40	520	
6	0940	OPEN SHED	0	100	10	10	100.00	SF	4.00	4.00	100	1990	1990	3	20	80	
7	0620	WOOD UTL B	0	100	10	12	120.00	SF	6.00	6.00	100	1990	1990	3	20	144	
8	0375	WOOD WALK	0	100	20	4	80.00	SF	15.00	15.00	100	1993	1993	3	20	240	
9	0810	UNFINISH S	0	100	16	8	128.00	SF	19.00	19.00	100	2000	2000	3	57	1,386	
10	0050	CARPORT UN	0	100	28	19	532.00	SF	9.00	9.00	100	2000	2000	3	57	2,729	
TOTALS															18,990		

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	100		RR1	0.00	0.00	4.40	AC		1.00	1.00	1.00	15,000.00	15,000.00	66,000							

LOT 41 HS P-1-55-M-10
 PARCEL OF LAND CONTAINING
 4.40 ACRES IN LOT 41 HS

PHENIS GREGORY E/PHENIS RUTH ANN
 56 HICKORYWOOD DR
 CRAWFORDVILLE, FL 32327

2024

00-00-041-000-09779-055



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REVIEW DATE 01/30/2019 BY FRJT										Total Acres: 4.40 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 06/17/2026 BY SYS																																																																																																																		